

Lincoln Avenue

WIMBLEDON, SW19

150 Years

JOHN D WOOD & CO.

London, Country & International Property

Lincoln Avenue

WIMBLEDON, SW19

A beautifully presented and thoughtfully extended family home, situated in a highly sought-after residential location in Wimbledon Village. Originally built in 1965, the property has been significantly enhanced by the current owners with both ground and first floor extensions, creating an impressive 3,166 sq ft of accommodation, excluding the 233 sq ft garage.

Presented in exceptional condition throughout, the house has been carefully interior designed to create a comfortable family home. The ground floor offers an elegant entrance hall, generous living room, family room, study and an impressive kitchen/dining room with a large central island and views over the rear garden. A separate utility room and integral garage provide excellent practical space.

Upstairs are five well-proportioned bedrooms, including a principal bedroom, alongside well-appointed bathrooms.

Further benefits include underfloor heating to the ground floor, reverse cycle aire conditioning in the kitchen/diner, alarm system, garage and generous off-street parking. To the rear is a substantial west-facing landscaped garden, offering a private and peaceful setting with excellent space for outdoor dining and entertaining.

The location is a particular highlight, with Wimbledon Village High Street close by, offering a selection of independent boutiques, cafés and restaurants. Wimbledon Common and Putney Heath provide extensive open green space nearby, ideal for walking and cycling, while Cannizaro Park is also within easy reach.

Wimbledon is exceptionally well connected, with Wimbledon Station providing Underground, National Rail, Thameslink and Tramlink services, alongside a range of local bus routes. The area is popular with families and is conveniently positioned for King's College School and Wimbledon High School.

















Guide Price: £3,350,000
Subject to Contract

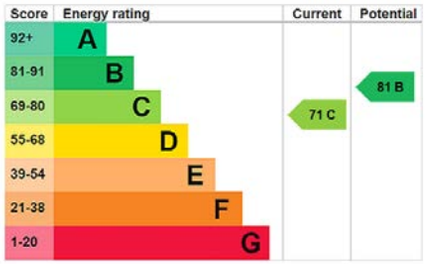
Local Authority: Merton Council

Council Tax Band: H

Tenure: Freehold

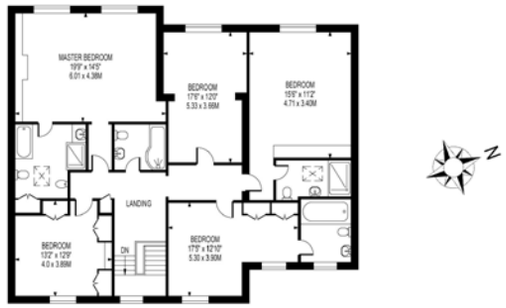
Reference: SFI260143

Approximate Gross Internal Area:
3166 sq. ft. / 294.10 sq. m.

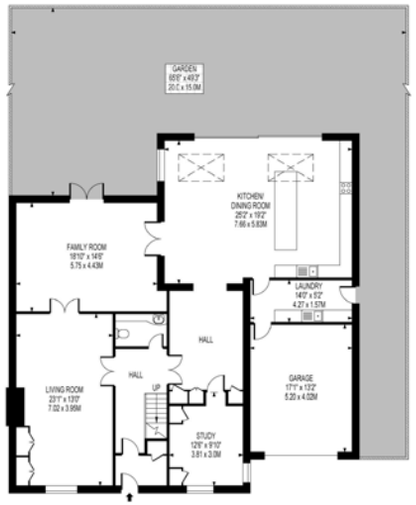


LINCOLN AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA : **3166 SQ FT- 294.10 SQ M**
(EXCLUDING GARAGE)
GARAGE AREA : **233 SQ FT- 21.60 SQ M**
TOTAL AREA : **3399 SQ FT- 315.70 SQ M**



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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